

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

82 Station Street, Belgrave Vic 3160

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$510,000

#### Median sale price

Median price

\$615,000

House

X

Unit

Suburb

Belgrave

Period - From

01/01/2017

to

31/12/2017

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property         | Price     | Date of sale |
|---|----------------------------------------|-----------|--------------|
| 1 | 8 Broadway BELGRAVE 3160               | \$500,000 | 28/09/2017   |
| 2 | 164 Mt Morton Rd BELGRAVE HEIGHTS 3160 | \$495,000 | 10/11/2017   |
| 3 | 15 The Crescent BELGRAVE HEIGHTS 3160  | \$480,000 | 12/02/2018   |

OR

- B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 1235 sqm approx

Agent Comments

**Indicative Selling Price**

\$480,000 - \$510,000

**Median House Price**

Year ending December 2017: \$615,000

## Comparable Properties

**8 Broadway BELGRAVE 3160 (VG)**

Agent Comments

**Price:** \$500,000**Method:** Sale**Date:** 28/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 1053 sqm approx**164 Mt Morton Rd BELGRAVE HEIGHTS 3160 (REI/VG)**

Agent Comments

**Price:** \$495,000**Method:** Private Sale**Date:** 10/11/2017**Rooms:** -**Property Type:** House**Land Size:** 2104 sqm approx**15 The Crescent BELGRAVE HEIGHTS 3160 (REI)**

Agent Comments

**Price:** \$480,000**Method:** Private Sale**Date:** 12/02/2018**Rooms:** 4**Property Type:** House**Land Size:** 1011 sqm approx